

**Relevant Extract of Town Planning Board Guidelines for  
Application for Development within Green Belt Zone  
under Section 16 of the Town Planning Ordinance  
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) there is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Town Planning Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use;
- (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted;
- (c) passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration;
- (d) the design and layout of any proposed development should be compatible with the surrounding areas. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (f) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (g) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate

mitigating measures are provided, and it should not itself be the source of pollution; and

- (h) any proposed development on a slope or hillside should not adversely affect slope stability.

**Similar s.16 Application within “Green Belt” Zone  
on the South Lantau Coast Outline Zoning Plan**

**Application under processing**

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/SLC/182	Proposed Temporary Holiday Camp for a Period of 5 Years	TBC Deferred on 27.10.2023, pending the submission of further information from the applicant

**Recommended Advisory Clauses**

- (a) prior planning application should have been obtained before commencing the applied use at the application site.
- (b) to note the comments of the Chief Officer (Licencing Authority), Office of the Licencing Authority, Home Affairs Department (CO(LA), OLA, HAD) that:
- according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (“HAGAO”), “hotel” and “guesthouse” mean any premises whose occupier, proprietor or tenant hold out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);
  - under the Clubs (Safety of Premises) Ordinance (Cap. 376) (“CuSPO”), “club” means any corporation or association of persons formed for the purpose of affording its members facilities for social intercourse or recreation and which:
    - (i) provides services for its members (whether or not for the purpose of gain); and
    - (ii) has a club-house of which only its members and their accompanied guests have a right of use.
  - if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO or “club” under the CuSPO, a licence under the HAGAO or a Certificate of Compliance under the CuSPO must be obtained before operation respectively. Whether the mode of operation of a camping site falls within the ambit of the HAGAO and/ or CuSPO depends on the actual circumstances of each case; and
  - for any structures which constitute as “building works” or “building” under the Buildings Ordinance to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Building



Authority or a Certificate of Compliance issued by the LandsD when making an application under the HAGAO and/or CuSPO.

(c) to note the comments of the Chief Building Surveyor/ New Territories East (1) and Licensing Section, Buildings Department (BD) that:

- no in-principle objection under the Buildings Ordinance (BO) to the proposed uses on the application site;
- there is no record of approval by the Building Authority for the structures existing at the application site and BD is not in a position to offer comments on their suitability for the use related to the application; and
- the applicant's attention is drawn to the followings:
  - (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the captioned application;
  - (ii) before any new building works are to be carried out on the application site, the prior approval and consent from the BD should be obtained, otherwise they are unauthorised building works (UBWs). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iii) for UBWs erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the application site under the BO;
  - (iv) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - (v) in connection with (ii) above, the site shall be provided with means of

obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of Building (Planning) Regulations (B(P)R) respectively;

- (vi) if the site does not abut on a specified street of width not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
  - (vii) detailed comments under the BO on the private development(s)/building(s) such as permissible plot ratio, site coverage, emergency vehicular access, provision of means of escape, fire resisting construction, barrier free access and facilities, compliance with the suitable building design guidelines and drainage discharge arrangement, etc. will be formulated at the formal building plan submission stage.
- (d) to note the comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) that should planning approval be given to the subject planning application, the owner of the concerned lots will need to apply to LandsD for approval to permit the structures to be erected or to regularise any irregularities on site. Besides, given the applied use is temporary structures, only application for regularisation or erection of temporary structures will be considered. Such application will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including, among others, the payment of fee as may be imposed by LandsD;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the design and construction of septic tank and soakaway system should follow the requirements of Environmental Protection Department's Practice Note for Professional Person 5/93 and be duly certified by an Authorised Person;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the s.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) directly to obtain the necessary approval on tree works;

- (g) to note the comments of the Director of Electrical and Mechanical Services that the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of electricity supply lines;
- (h) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau that the applicant is reminded to inform Antiquities and Monuments Office immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works; and
- (i) to note the comments of the Director of Fire Services that:
- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. However, the applicant is advised that sufficient hose reel shall be provided to ensure that every part of each structure can be reached by a length of not more than 30m of hose reel tubing. Moreover, the applicant should also submit a legible FSIs proposal incorporated with the proposed FSIs to the Fire Services Department for approval. In addition, the applicant should also be advised on the following:
    - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
    - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
    - (iii) licensing requirement would be formulated upon received of formal application via the licensing authority; and
  - however, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.



世界自然基金會  
香港分會

WWF-Hong Kong

15 September 2023

**Chairman and members  
Town Planning Board**

15/F North Point Government Offices,  
333 Java Road, North Point, Hong Kong  
(E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

**By E-mail ONLY**

Dear Sir/Madam,

**Re: Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of  
Seven Years and Associated Excavation of Land (Septic Tank) on "Green Belt" in  
Pui O in Lantau Island (A/SLC/183)**

WWF would like to lodge objection to the captioned.

**Not in line with the planning intention of the "Green Belt" zone**

According to the Schedule of Uses of the approved South Lantau Coast OZP (No. S/SLC/21), the planning intention of the "Green Belt" ("GB") zone is *"to primarily to define the limits of development areas, to preserve existing well-wooded hillslopes and other natural features, as well as to provide passive recreational outlets. There is a presumption against development in this zone."* We consider the proposed land use as a holiday camp, even on a temporary basic, will cause permanent loss of woodland of the concerned "GB" as a result that is not complied with the planning intention and ruined the natural landscape and scenic quality of the area. Indeed, the subject site is now paved with structures emerged. (Please see Figure 1)

**An undesirable precedent of "Build first, apply later"**

It is found that the land use of the subject site has been changed to a glamping site "Galaxy Garden" (星園) since 2019 (Please see Figure 2) while there is no town planning approval of such land use at the application site in according with the Town Planning Board's portal. Approval of the captioned will set an undesirable precedent which encourages land owners or their tenants to adopt similar approach and cause

**together possible™**

贊助人：中華人民共和國

香港特別行政區行政長官

李家超先生，大業勳勳，SBS, PDSM

主席：白丹尼先生

行政總裁：黃碧茵女士

核數師：中審眾環（香港）會計師事務所有限公司

義務公司秘書：嘉信秘書服務有限公司

義務司庫：匯豐銀行

註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM

The Chief Executive, Hong Kong Special Administrative Region

People's Republic of China

Chairman: Mr Daniel R Bradshaw

CEO: Ms Nicole Wong

Auditors: Mazars CPA Limited

Honorary Company Secretary:

McCabe Secretarial Services Limited

Honorary Treasurer: HSBC

Registered Charity  
(Incorporated With Limited Liability)

further environmental destruction and create adverse impacts on the landscape and infrastructural provisions in the area.

We would be grateful if our comments can be considered by the Board to reject the captioned.

Yours faithfully,

Tobi Lau (Mr.)

Senior Manager, HK Biodiversity and Conservation Policy

**Fig 1 Aerial view of the subject site (area within the red line) showing that the site was paved with emerged structures seen**



Image source: Portal 3 of the Planning Department, HKSAR Government.



Fig 2 A captured screen of media reports of the activities provided by Galaxy Garden that is located at the application site



25<sup>th</sup> September 2023

Town Planning Board  
15/F North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/SLC/183



The Conservancy Association (CA) would express concerns on the captioned application.

**1. Adverse environmental impacts in adjacent area**

We worry that there would be several potential adverse environmental impacts caused by the application:

- Increasing human disturbance: Since the site would be operated 24 hours from Mondays to Sundays and public holidays, we worry that large number of visitors would keep on visiting the site, and thus various human disturbance would not be in temporary.
- Tree felling and vegetation clearance: According to the aerial photo, the site is well-wooded and covered by vegetation clearance. Even though it is claimed by the applicant that various proposed structures are movable, we are still concerned that if any site formation works would be proposed and lead to tree felling and vegetation clearance in large scale.
- Potential water pollution: The applicant does not provide any details of sewage arrangement, such as design, collection, treatment, disposal of sewage, back-up plans, and so on. We especially worry the capacity of the proposed septic tank next to the washroom which is supposed to serve wastewater arise from the washroom and the 2 sinks, as sources of wastewater from the 2 sinks are not clearly identified. Similarly, regarding another septic tank next to the proposed jacuzzi, details of jacuzzi are missing

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The Conservancy Association

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and therefore it would be hard to justify the efficiency of the septic tank. We worry that if the above cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding sensitive area.

- Unclear paving work in the site: no details are available to demonstrate paving materials in the site. While we worry that there are large proportion of cement paving work, paving lawn would lead to additional use of pesticide/insecticide in the maintenance of lawn and increase risk of polluting runoff.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as crowd control, waste management, additional provision of ancillary utilities, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the applicant has attempted to address this.

## 2. Undesirable precedent of “destroy first, build later”

It seems that similar recreation use has already been spotted since 2020 (Figure 1-2). It is suspected if this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”<sup>1</sup>. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

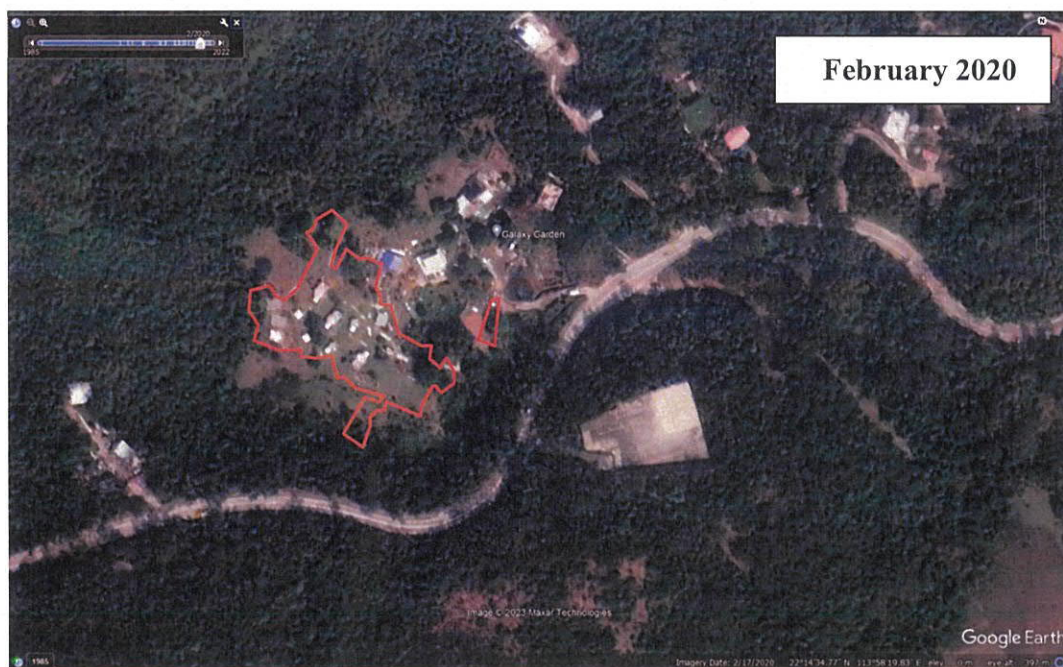
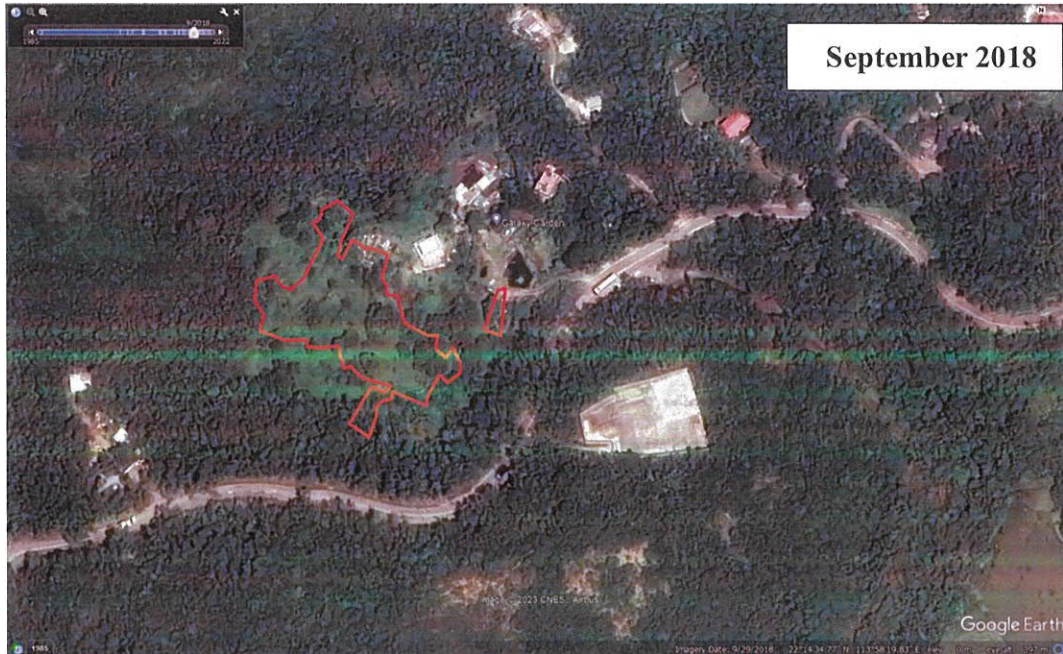
Yours faithfully,  
Ng Hei Man  
Campaign Manager  
The Conservancy Association

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<sup>1</sup> TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



**Figure 1-2** Recreation use seems to be spotted in the proposed site (marked in red). It is suspected if this is a case of “destroy first, build later”



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**A/SLC/183 DD 329L Pui O GB**

26/09/2023 02:39

From:

To:

tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/SLC/183

Lots 95, 106-110, 113-121, 127-128 in D.D. 329L, Pui O, Lantau Island

Site area: About 3,508sq.m

Zoning: "Green Belt"

Applied development: Holiday Camp – 11 Platforms / 10 Tents / 3 Vehicle Parking /  
**7 Years**

Dear TPB Members.

Strongest Objections.

Temporary use for over 5 years must conform to the zoned use

<https://www.info.gov.hk/gia/general/201811/26/P2018112600305.htm>

No data provided on the number of trees on the site – or at least none in English.

Septic tank for 50+ visitors plus staff would have to be very large. Excavation and access required to service would extend further than that indicated on the plan. No data provided re water supply, drainage, cooking facilities, etc.

In addition there appears to be no formula in place to assess the impact of the footfall of many people congregating on one site, the wear and tear to the adjacent lots and the disturbance caused to the ecosystem. The buffalo have already been driven out of the marshlands close to the beach, now the wildlife of the hinterland is under attack.

The government promised that South Lantau would be conserved. There are many existing degraded sites where holiday camps can be accommodated. Further encroachment onto the natural environment and disturbance to flora and fauna should not be tolerated.

Members should reject this application.

Mary Mulvihill

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

28th September, 2023.

By email only

Dear Sir/ Madam,

A/S2C/183

**Proposed Temporary Holiday Camp for a Period of 5 Years**

**(A/SLC/182)**

**&**

**Temporary Holiday Camp with Ancillary Facilities for a Period of Seven Years and  
Associated Excavation of Land (Septic Tank)**

**(A/SLC/183)**

1. We refer to the captioned.
2. Both application sites are within Green Belt (GB) zone, in which there is a general presumption against development<sup>1</sup>, and now they are also covered by 'Regulated Area' (RA) recently designated by The Secretary for Development on 15th September 2023. According to the Government's press release, the designation of the RAs is '*to protect natural environment and ecology of Mui Tsz Lam, Ma On Shan and South Lantau Coast Area*', and the relevant areas '*are of ecological value and are subject to development pressure or risk of environmental degradation*'<sup>2</sup>. We strongly urge the Board to consider, in view of the original planning intention of the zoning of concern as well as the latest circumstances as aforementioned, whether it is appropriate to approve these applications.
3. We urge the Board to consider whether the approval of these (or any of these) applications would set a precedent for similar applications in the GB zone of concern and

<sup>1</sup> <https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fSLC%2f22&lang=EN&ext=pdf&type=in>

<sup>2</sup> <https://www.info.gov.hk/gia/general/202309/15/P2023091500536.htm>





嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

whether such approval would cause potential cumulative impacts on the concerned GB's integrity and environment, which is now within RA. In addition, we urge the Board to also consider whether the proposed period (5 and 7 years, respectively) of the 'temporary use' is reasonable.

4. We also urge the Board to look at the submissions by the WWF-HK and to see whether their concerns are valid.

5. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

cc. WWF-HK



29 September 2023

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Fax: 2877 0245;

Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

**Temporary Holiday Camp with Ancillary Facilities for a Period of Seven Years and Associated  
Excavation of Land (Septic Tank)  
(Application No. A/SLC/183)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Green Belt (GB)**". The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- From the Google Earth's aerial image, the proposed site has been developed as Holiday Camp in 2022 without any previous planning approval. We concern the Town Planning Board may be rewarding an "**Destroy First, Development Later**" practice and **unauthorized development** here through the approval of captioned application.



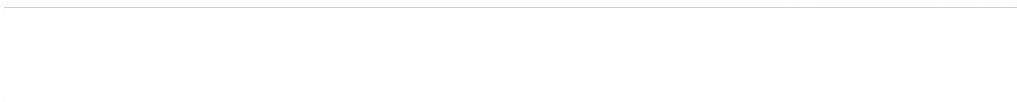
August 2022



# 創建 Designing Hong Kong 香港 .com

- Approval of the application would set an undesirable precedent for other applications within South Lantau where the Government has put a great effort to conserve the natural environment for several decades. We wish the Board to reject the application to prevent further degradation of the natural environment and landscape of the area.
- Here we submit our concerns for your consideration.

Yours,  
**Designing Hong Kong Limited**



Seq 2

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates

A/SLC/183 Received on 09/10/2023

本人一直認同《可持續大嶼藍圖》，以「北發展、南保育」原則，推動大嶼山可持續發展的方向，因此，就有關申請編號：A/SLC/183 的申請，值得鼓舞及支持。

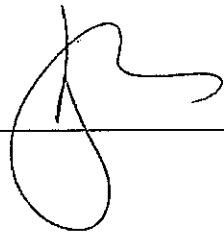
因為有關申請的臨時度假營，包括如露營車度假營、康體文娛場所如燒烤場，以及連附屬設施等等的建設和發展，不但與「北發展、南保育」理念配合，由於相關土地屬私人業權，在不影響環境下，相信對推動簡單的地方經濟非常有利，也可防止大型地產項目發展的機會，此舉兼顧地方經濟與保育，一舉多得，是支持大嶼山可持續發展的最佳回應。

故對早前的申請編號：A/SLC/181、申請編號：A/SLC/182 及申請編號：A/SLC/178，同樣支持。

「提意見人」姓名/名稱 Name of person/company making this comment

余漢坤／離島區議會主席

簽署 Signature



日期 Date







長春社 Since 1968

The Conservancy Association

7

25<sup>th</sup> September 2023

Town Planning Board  
15/F North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,



Comments on the Section 16 Application No. A/SLC/183

The Conservancy Association (CA) would express concerns on the captioned application.

**1. Adverse environmental impacts in adjacent area**

We worry that there would be several potential adverse environmental impacts caused by the application:

- Increasing human disturbance: Since the site would be operated 24 hours from Mondays to Sundays and public holidays, we worry that large number of visitors would keep on visiting the site, and thus various human disturbance would not be in temporary.
- Tree felling and vegetation clearance: According to the aerial photo, the site is well-wooded and covered by vegetation clearance. Even though it is claimed by the applicant that various proposed structures are movable, we are still concerned that if any site formation works would be proposed and lead to tree felling and vegetation clearance in large scale.
- Potential water pollution: The applicant does not provide any details of sewage arrangement, such as design, collection, treatment, disposal of sewage, back-up plans, and so on. We especially worry the capacity of the proposed septic tank next to the washroom which is supposed to serve wastewater arise from the washroom and the 2 sinks, as sources of wastewater from the 2 sinks are not clearly identified. Similarly, regarding another septic tank next to the proposed jacuzzi, details of jacuzzi are missing



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Since 1968

The Conservancy Association

and therefore it would be hard to justify the efficiency of the septic tank. We worry that if the above cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding sensitive area.

- Disturbance caused by lawn/grassland: No details are available to demonstrate how the lawn/grassland would be formed. While we worry that large scale of land formation work and vegetation clearance is required, using pesticides or fertilizers in the maintenance of lawn/grassland/soiled ground may also increase risk of polluting runoff.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as crowd control, waste management, additional provision of ancillary utilities, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the applicant has attempted to address this.

## 2. Undesirable precedent of “destroy first, build later”

It seems that similar recreation use has already been spotted since 2020 (Figure 1-2). It is suspected if this is a case of “destroy first, build later”.

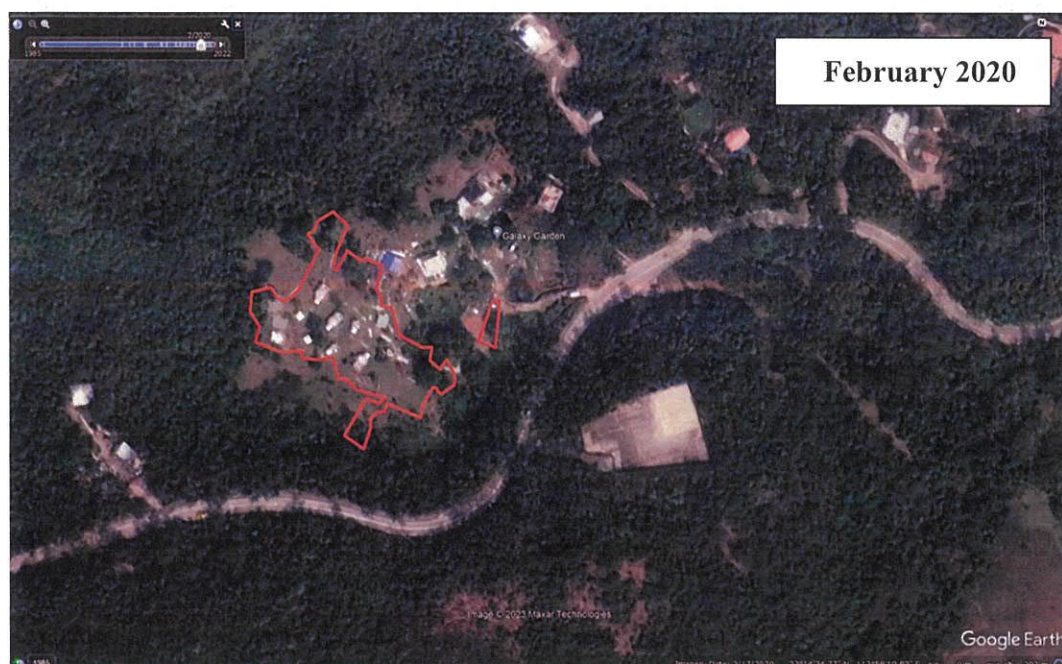
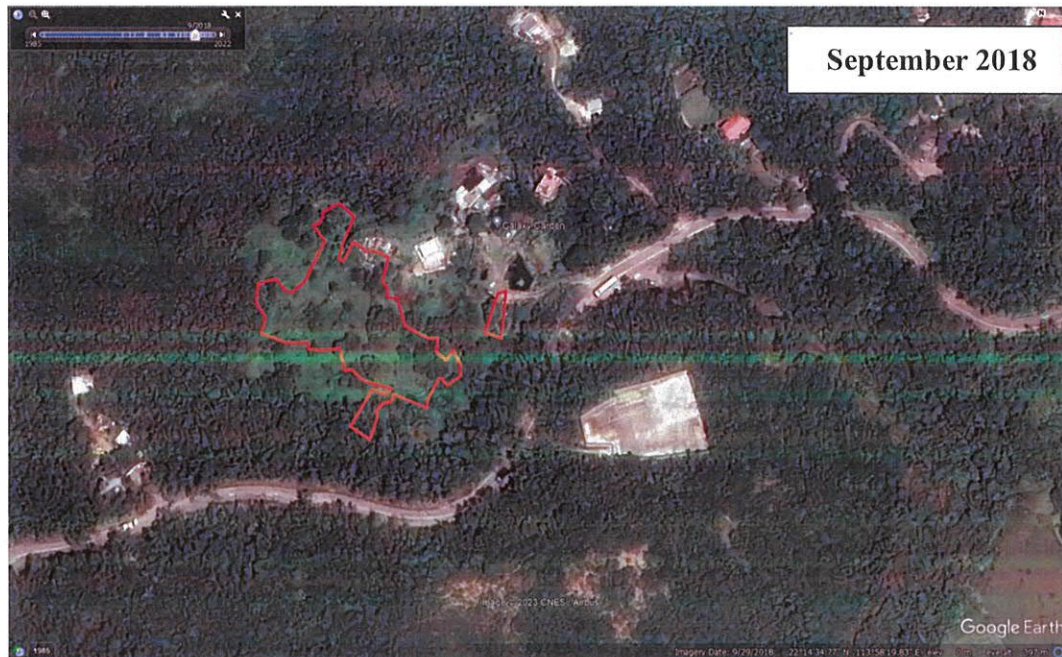
Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”<sup>1</sup>. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,  
Ng Hei Man  
Campaign Manager  
The Conservancy Association

<sup>1</sup> TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



**Figure 1-2** Recreation use seems to be spotted in the proposed site (marked in red). It is suspected if this is a case of “destroy first, build later”





嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

7th November, 2023.

By email only

Dear Sir/ Madam,

**Temporary Holiday Camp with Ancillary Facilities for a Period of Seven Years and  
Associated Excavation of Land (Septic Tank)**  
**(A/SLC/183)**

1. We refer to the captioned.
2. We urge the Board to look at our previous submission below and to see whether our concerns are still valid.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: tpbpd@pland.gov.hk)

28th September, 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Holiday Camp for a Period of 5 Years**

**(A/SLC/182)**

**&**

**Temporary Holiday Camp with Ancillary Facilities for a Period of Seven Years and**

**Associated Excavation of Land (Septic Tank)**

**(A/SLC/183)**

1. We refer to the captioned.
2. Both application sites are within Green Belt (GB) zone, in which there is a general presumption against development<sup>1</sup>, and now they are also covered by 'Regulated Area' (RA) recently designated by The Secretary for Development on 15th September 2023. According to the Government's press release, the designation of the RAs is '*to protect natural environment and ecology of Mui Tsz Lam, Ma On Shan and South Lantau Coast Area*', and the relevant areas '*are of ecological value and are subject to development pressure or risk of environmental degradation*'<sup>2</sup>. We strongly urge the Board to consider, in view of the original planning intention of the zoning of concern as well as the latest circumstances as aforementioned, whether it is appropriate to approve these applications.
3. We urge the Board to consider whether the approval of these (or any of these) applications would set a precedent for similar applications in the GB zone of concern and



嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

whether such approval would cause potential cumulative impacts on the concerned GB's integrity and environment, which is now within RA. In addition, we urge the Board to also consider whether the proposed period (5 and 7 years, respectively) of the 'temporary use' is reasonable.

4. We also urge the Board to look at the submissions by the WWF-HK and to see whether their concerns are valid.

5. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

cc. WWF-HK



Form No. S16-I  
表格第 S16-I 號

APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

2023年 8月 3 日  
此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

Applicable to proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

31 AUG 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2302316 23/8 By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

GAXLAY GARDEN (LANTAU) LIMITED 星園(大嶼山)有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構 )

N/A

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT 95, 106-110, 113-121, 127-128 in DD329, Pui O, Lantau Island
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3508 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 575.6 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	大嶼山南岸分區計劃大綱圖編號 S/SLC/21
(e) Land use zone(s) involved 涉及的土地用途地帶	綠化地帶
(f) Current use(s) 現時用途	臨時度假營連附屬設施  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner" #& (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」 #& (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" #& (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」 #& (請夾附業權證明文件)。
- ☒ is not a "current land owner" #.  
並不是「現行土地擁有人」 #。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)" #.  
根據土地註冊處截至 ..... 2023 ..... 年 ..... 08 ..... 月 ..... 29 ..... 日的記錄，這宗申請共牽涉 ..... 1 ..... 名「現行土地擁有人」 #。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of ..... "current land owner(s)" #.  
已取得 ..... 1 ..... 名「現行土地擁有人」 # 的同意。

Details of consent of "current land owner(s)" # obtained 取得「現行土地擁有人」 # 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	LOT 95, 106-110, 113-121, 127-128 in DD329, Pui O, Lantau Island	25/08/2023

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one "✓".

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置所用途，請填妥於附件的表格。

## ⑥ For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類用途	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input checked="" type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類用途		
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度	
	Name/type of installation 裝置名稱/種類	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

**(iv) For Type (iv) application 第 (iv) 類申請**

(a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 .....
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 第 (v) 類申請**

(a) Proposed use(s)/development  
擬議用途/發展

臨時度假營連附屬設施(為期7年)以及相關挖土工程(化糞池)

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	575.6	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.16		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	16.4	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	25		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括	storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	.....	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	1-5.53	m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land  
 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

臨時度假營連附屬設施

約 575.6 sq.m

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
25	1	附件 營地布局圖
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

營地露天地方的擬議用途包括設置涼亭、軟墊和彈床，供營友休憩使用

.....

.....

.....

.....

## 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2023年10月

## 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input checked="" type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 <span style="float: right;">2</span> Motorcycle Parking Spaces 電單車車位 <span style="float: right;">_____</span> Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">_____</span> Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span> Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">1</span> Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span> 附件停車位的位置圖及 停車位相片 <span style="float: right;">_____</span> <span style="float: right;">_____</span>
	No 否	<input type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 <span style="float: right;">_____</span> Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span> Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">_____</span> Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">_____</span> Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">_____</span> Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span> <span style="float: right;">_____</span>
	No 否	<input checked="" type="checkbox"/>

## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的话，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....12 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....2 .....m 米 <input checked="" type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<p>No 否</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>不會砍伐樹木</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														



**10. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

附件 營地規劃意向

**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

TSANG CHUN LONG

General Manager

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表☒ Company 公司 / ☒ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

01/08/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

**For Developments involving Columbarium Use, please also complete the following:**  
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量<sup>②</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	LOT 95, 106-110, 113-121, 127-128 in DD329, Pui O, Lantau island		
Site area 地盤面積	3508	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	大嶼山南岸分區計劃大綱圖編號 S/SLC/21		
Zoning 地帶	綠化地帶		
Applied use/ development 申請用途/發展	臨時度假營連附屬設施(為期7年),及相關挖土工程(化糞池)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	575.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.16 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	25座	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)		
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)		
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)		
	Non-domestic 非住用	1 - 5.53 m 米 <input type="checkbox"/> (Not more than 不多於)		
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)		
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)		
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)		
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)		
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)		
(iv) Site coverage 上蓋面積	16.4 % <input checked="" type="checkbox"/> About 約			
(v) No. of units 單位數目				
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於		
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於		

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	3
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 附件 營地規劃意向	2     1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 附件 營地規劃意向	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
營地位置圖, 停車場位置圖, 引水道位置圖, 公共巴士站位置圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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## 營地規劃意向：

### 1. 佈局設計：

我們將根據營地的大小和形狀，設計合理的佈局。我們將劃定帳篷區、洗手間和休息區等區域，並確保它們之間的距離適中，方便露營者的活動和使用。

同時我們將採取多種環境保護措施，以最大限度地減少對周圍環境的影響。例如，我們將保留和保護現有的樹木和植被，並在建設過程中避免破壞土地，以最大程度地保護周圍的自然環境。確保營地的設施和帳篷區域與周圍的植被和地形相協調，減少對自然景觀的破壞，以維護生態平衡。

- 2017 年的大嶼山藍圖，規劃了嶼南是一個特色旅遊、保育的地方，有特色營地，營地具流動性，隨時可以組裝或拆卸，容易配合規劃又能即時幫助房間不足的情況。

- 促進生態旅遊業發展。大型展覽中心在機場附近，港珠澳大橋通車後，可以吸引參展人士在參展後，作一兩天的休息和深度旅遊，了解大嶼山的生態環境

### 2. 基礎設施建設：

營地出入口設有一段由石仔路鋪設的行人路段至營地，營地設有 10 個可拆式的帳幕（可在 2 小時內完成組裝或拆卸），均安裝在木製的平台上面，平台只是由幾塊木板組裝而成，並沒永久固定在地上，屬可拆式的設計。場內還有一些附屬設施，包括儲物室、接待處、洗手間、洗手盤、按摩浴缸、鞦韆和涼亭等，供營友使用。

附「營地布局圖 1&2」。

### 3. 廢物管理：

我們將實施全面的廢物管理計劃，鼓勵露營者分類並正確處理廢物。

我們將設置回收站和垃圾桶，並提供明確的指示，以確保廢物得到適當的處理和處置。

我們還將鼓勵露營者使用可持續性產品和包裝，減少廢物產生。垃圾收集後會定期由垃圾車運走，以確保營地產生的垃圾能夠得到適當處理，不會對周邊環境構成影響。

### 4. 水資源管理：

我們將實施節水措施，如安裝節水設備、提供節水小貼士等。同時我們將確保營地附近的水源得到保護，禁止露營者在非指定區域取水或排放廢水。

### 5. 水浸處理

營地並不位於濕地或河道附近，且在建設過程中沒有斬樹或改變地形溪流的行為，營地採用天然疏水的設計，當中的覆蓋土地面積只有其中 6.7%使用水泥鋪地，以確保水分能夠自然滲透到地下。

我們保留了所有現有的樹木，沒有任何建築物，充分利用自然優勢來排水和避免場地內部的洪水。

現時位於營地東面有一條引水道，作為引流來自上游的雨水，加上營地保留了天然草地及所有現有

的樹木，所以營地內部及周邊地方至今並沒有出現過水浸的情況，我們會確保營地不會對排水方面構成負面影響。

附「引水道的位置圖」表示其位置。

## **6. 污水處理:**

營地的污水是獨立處理的，營地內設有 1 個化糞池，是收集洗手間和洗手盤所產生的廢水，將設立一個新的化糞池收集按摩浴缸所產生的廢水，並會定期(視乎營地使用情況)聘請合資格的污水處理公司將化糞池內的污水吸走，確保化糞池不會有滿溢或滲漏的情況。

附「營地布局圖」內表示化糞池其位置。

## **7. 減少能源消耗:**

我們將在營地內使用能源效率高的設備和系統，如 LED 照明、節能設備等。在晚上 10 時後不會使用大光燈，以減少對周邊生態的影響。如果必須在晚上使用照明設備，我們會盡可能使用柔和的燈光，以減少對夜行性動物的影響。

我們還將鼓勵露營者節約能源，如提供節能小貼士和教育資源。

## **8. 噪音問題:**

我們會盡力控制營地內的噪音，以減少對周邊環境和其他營友的影響。在營地內可能會有一些必要的活動或工作，例如營火晚會或清晨的早起活動，這些活動可能會產生一些噪音。我們會安排在早上 9 時至晚上 10 時的時間內進行這些活動，以減少影響。而我們通常不會在營地內使用公共廣播系統或揚聲器，除非是在必要的情況下，例如緊急通知。

## **9. 自然保護區域：**

如果營地周圍存在特殊的生態保護區域，我們將劃定限制區域，禁止露營者進入或干擾這些區域。

- 申請地點符合 2022 年施政報告中第 92 段提及的：

*“(ii) 大嶼山南部生態旅遊 —— 我們正積極研究發展大嶼山南部約 1 000 公頃「綠化地帶」土地作生態旅遊 或康樂用途.....*

## **10. 自然保護教育：**

我們將提供有關自然保護和可持續生活方式的教育資源，包括提供書籍、展示板、導覽活動等。我們也將舉辦環境保護講座和工作坊，增加露營者對環境保護的意識和知識。

## **11. 停車位:**

我們得到現行土地擁有人同意借出申請範圍以內的一幅土地予我們作為上落貨及泊車之用（只限員工使用）。可同時停放 2 輛私家車和 1 輛重型貨車。

我們將確保停車位的可及性和安全性。這包括為停車位提供良好的照明、標誌和障礙物，以防止車

輛與行人之間的衝突。

附「停車位的位置圖」及「停車位相片」表示其位置。

## **12. 營運模式:**

營地目前已在營運，營運時間由星期一至星期日，包括公眾假期照常營業，營地廿四小時營業，營地現時員工人數為 8 人

營運模式採用預約制，不接受 walk-in，並限制每日最多容納人數，營地每晚最多可接待 46 人住宿。營地規定訪客人數不能超過入住人數。訪客必須在晚上 10 時離開。

## **13. 公共交通指南:**

我們建議營友使用公共交通工具前往營地，我們並不會提供泊車位予營友。我們也會在營地網站上提供詳細的公共交通指南，以鼓勵營友使用環保的方式前往營地。

附上「公共交通巴士站的位置圖」表示其位置。

## **14. 消防設施：**

我們將在營地內建立適當的消防設施，包括消防栓、滅火器等。這些設施將方便使用和檢查，並確保在發生火災時能夠快速採取應急措施。我們還將設置明確的禁止吸煙區域，並提供專用的煙灰缸和滅火器。





我們將制定詳細的火災疏散計劃，並在營地內標示疏散路線和疏散點。我們將提供清晰的指示和教育資源，以確保露營者在火災發生時能夠快速、安全地撤離營地。同時，我們將定期進行火災疏散演練，以提高露營者對疏散程序的熟悉度和應急反應能力。

我們將確保營地員工接受適當的消防培訓，並具備處理火災緊急情況的技能和知識。同時，我們將提供相關的消防安全教育資源給露營者，以提高他們對火災安全的意識和知識。

## **總結:**

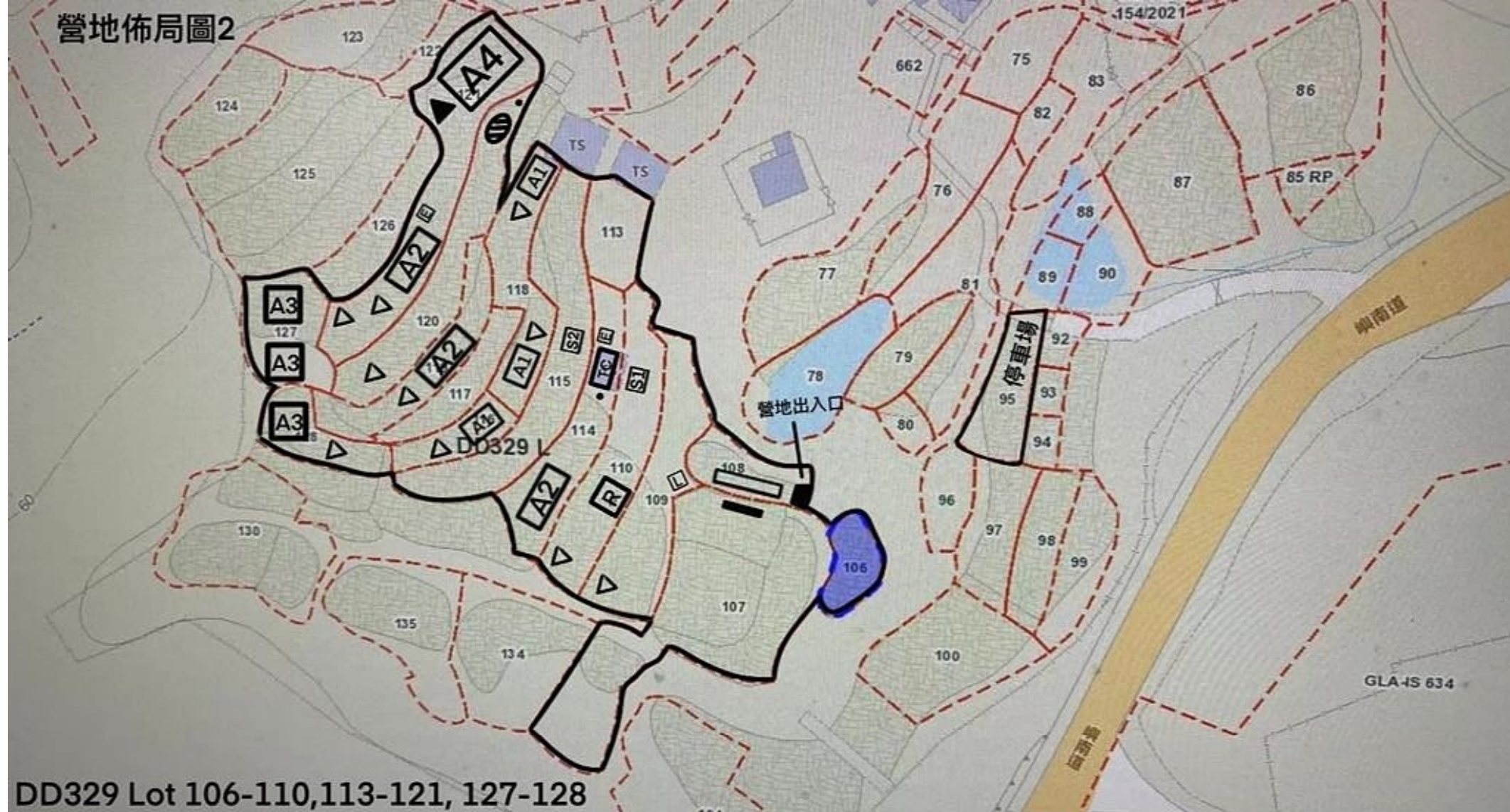
在生態平衡營地中，人們可以學習如何與自然環境和諧相處，並學習如何保護和維護當地的自然生態系統。種營地提供一系列的環保教育和實踐活動，例如生態導覽、有機種植、垃圾分類和回收等。生態平衡營地的設置對於環境保護和可持續發展至關重要。這種營地可以幫助人們意識到自然環境的重要性，並提供實踐綠色生活方式的機會，同時也可以促進當地經濟的發展。

生態平衡營地是一個非常有益的概念，它可以幫助人們在自然環境中學習和實踐可持續發展，同時保護和促進當地的生態系統健康和平衡。

	(可移動及拆卸) 涼棚		
	洗手盤A 1.5(闊) x 2(長) x 1(高)		
	洗手盤B 1.5(闊) x 2(長) x 1(高)		
	化糞池 2(闊) x 3(長) x 2(深)		



營地佈局圖2



DD329 Lot 106-110, 113-121, 127-128

<b>A1</b>	(可移動及拆卸) A1木地板連小型帳篷 4.01(闊) x 7.5(長) x 2.75(高)		(可移動及拆卸) 按摩浴缸連木地板 5.7(闊) x 4.19(長) x 1.01(高)	<b>TC</b>	洗手間 3.78(闊) x 6.16(長) x 2.8(高)
<b>A2</b>	(可移動及拆卸) A2木地板連大型帳篷 5(闊) x 10.95(長) x 3.5(高)		(可移動) 涼亭1 3.43(闊) x 3.5(長) x 3.24(高)	<b>L</b>	(可移動及拆卸) 儲存室 2.38(闊) x 3.93(長) x 2.5(高)
<b>A3</b>	(可移動及拆卸) A3木地板連全透明帳篷 5(闊) x 5.97(長) x 3.75(高)		(可移動) 涼亭2 3(闊) x 3(長) x 3.5(高)	<b>E</b>	電箱 0.56(闊) x 0.24(長) x 1.51(高)
<b>A4</b>	(可移動及拆卸) A4木地板連豪華帳篷 7(闊) x 7.51(長) x 3.5(高)	<b>R</b>	(可移動及拆卸) 接待處 4.51(闊) x 8(長) x 3.2(高)		(可移動) 鞦韆 2.1(闊) x 4.37(長) x 2.65(高)

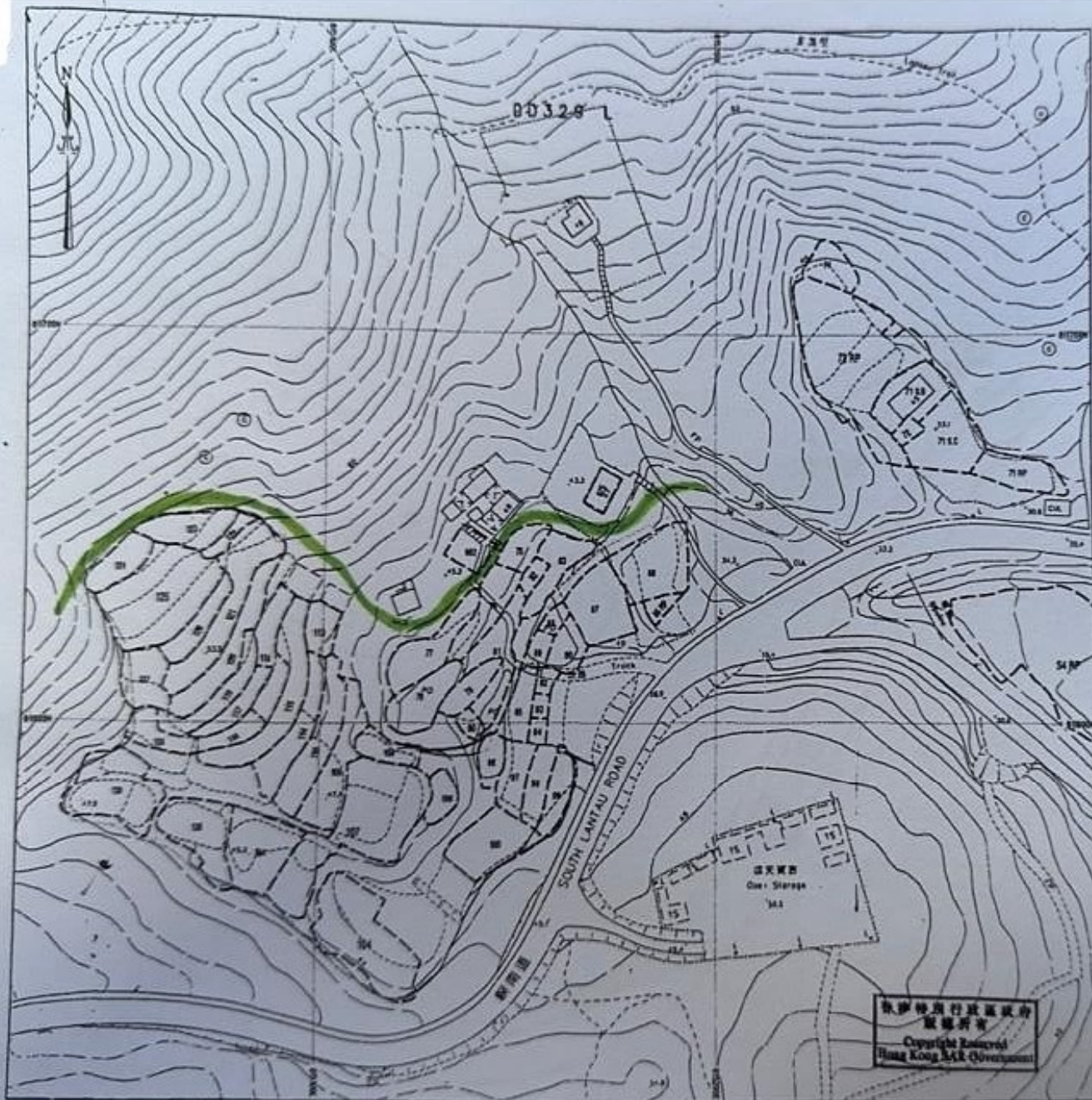


建築物/構築物不同樓層的擬議用途

擬建臨時度假營連附屬設施、開挖土地 ( 化糞池 )

DD329 Lot 95, 106-110, 113-121, 127-128

		層數	尺寸 ( 米 )					
			闊	長	高	單位	備註	覆蓋土地面積
	(可移動及拆卸)涼棚	N/A	1.5	5.53	5.53	1		8.295
	(可移動及拆卸)A1 木地板連小型帳篷	1	4.01	7.5	2.75	3	*	90.23
	(可移動及拆卸)A2 木地板連大型帳篷	1	5	10.95	3.5	3	*	164.25
	(可移動及拆卸)A3 木地板連全透明帳篷	1	5	5.97	3.75	3	*	89.55
	(可移動及拆卸)A4 木地板 連豪華帳篷	1	7	7.51	3.5	1	*	52.57
	洗手間	N/A	3.78	6.16	2.8	1		23.28
	(可移動及拆卸)接待處	N/A	4.51	8	3.2	1		36.08
	洗手盤 A	N/A	1.5	2	1	N/A		N/A
	洗手盤 B	N/A	1.5	2	1	N/A		N/A
	(可移動)鞦韆	N/A	2.1	4.37	2.65	N/A		N/A
	(可移動及拆卸)按摩浴缸連木地板	1	5.7	4.19	1.01	N/A		N/A
	(可移動)涼亭 2	N/A	3	3	3.5	10		90
	(可移動)涼亭 1	N/A	3.43	3.5	3.24	1		12.01
	(可移動及拆卸)儲存室	N/A	2.38	3.93	2.5	1		9.35
	電箱	N/A	0.56	0.24	1.51	N/A		N/A
	化糞池	N/A	2	3	2(深)	N/A	#	N/A
	化糞池	N/A	2	3	2(深)	N/A	#	N/A
					TOTAL:	25		575.61
*可拆式的帳幕 ( 可在2小時內完成組裝或拆卸 ) 帳篷均安裝在木製的平台上面，平台只是由幾塊木板組裝而成，並沒永久固定在地上，屬可拆式的設計								
#每個化糞池深度為2M								



# LOT INDEX PLAN

This plan is a copy of the lot index plan which shows the approximate position of lot boundaries. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification when better lot boundary evidence becomes available.

本圖為地稅索引圖的複印本，旨在顯示地稅界線的  
大約位置。本圖內的資料，必須經實地測量核實。  
在有較佳地稅界線證據的情況下，地稅索引圖可隨時  
被修改。



Plan produced by SMC, Lands Department.

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SCALE 1:1000

METRES 10 20 30 40 50 METRES

Locality: DD329 lantau

Lot Index Plan No.: 14-NW-1A

District Survey Office: Islands

Date: 08 Sep 05

Reference No.:

香港特別行政區政府  
地稅局  
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Hong Kong SAR Government

雨水渠





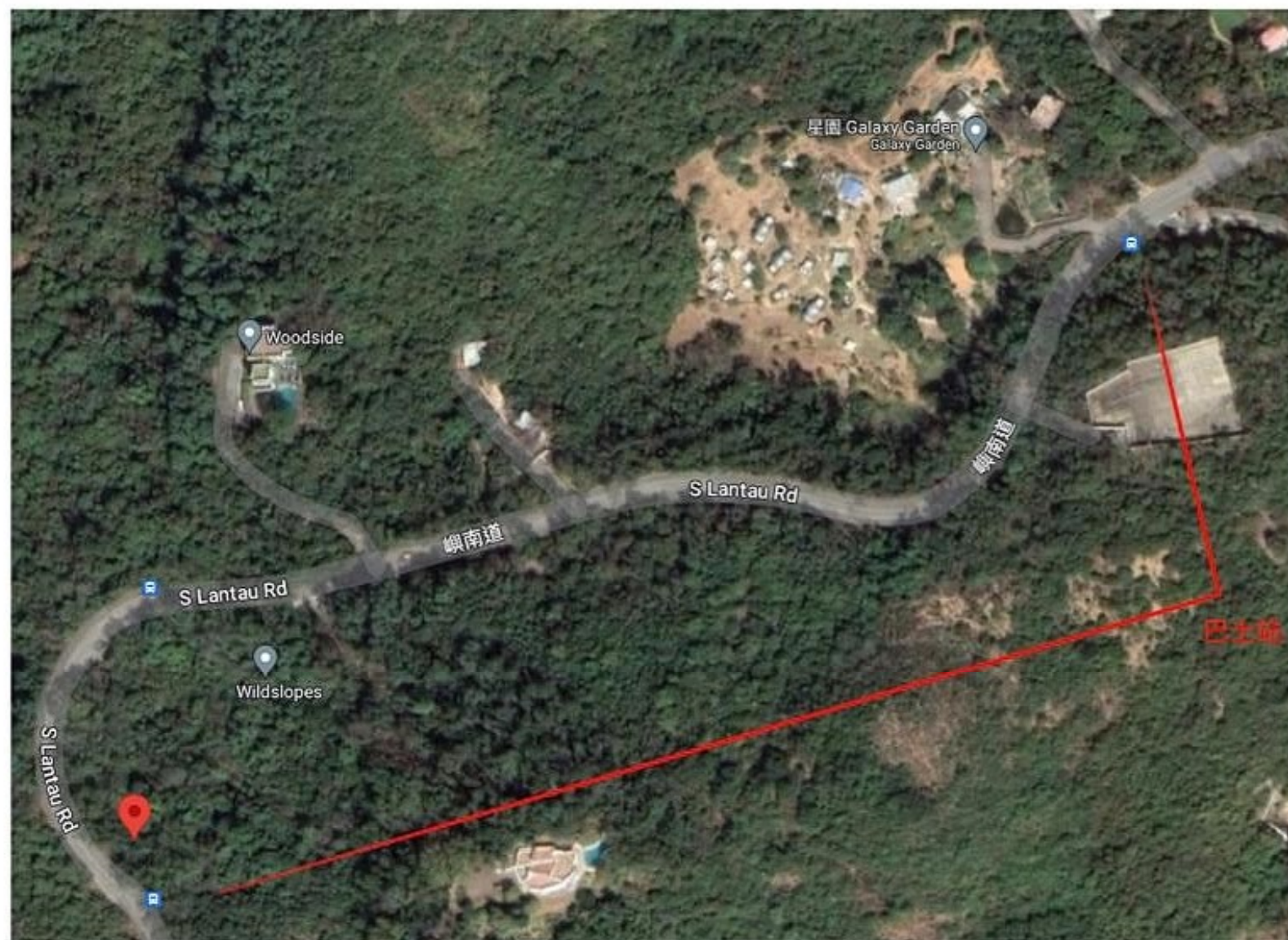


## Lot 95





## 公共交通巴士站的位置圖



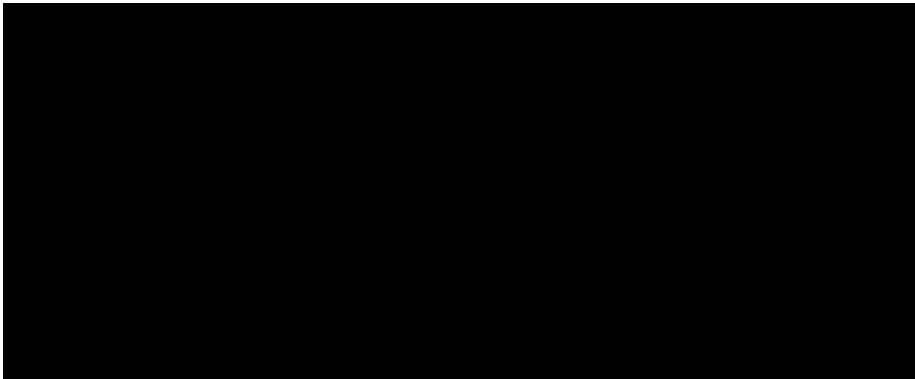


☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



**Fw: Re:A/SLC/183**  
14/09/2023 11:52

From: [REDACTED]  
To: [REDACTED]

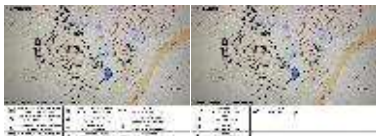


From: [REDACTED]  
To: [REDACTED]  
Date: 13/09/2023 19:38  
Subject: Re: [REDACTED]

我們 附上更正的營地報局圖

On Tue, Sep 5, 2023 at 4:38 PM Galaxy Garden星園 <[REDACTED]>  
wrote:  
你好

先前不能作準  
我們澄清營地報局圖等於營地位置圖  
另附上更正的文件








感謝 營地佈局圖2.jpg 營地佈局圖1.jpg

營地佈局圖1

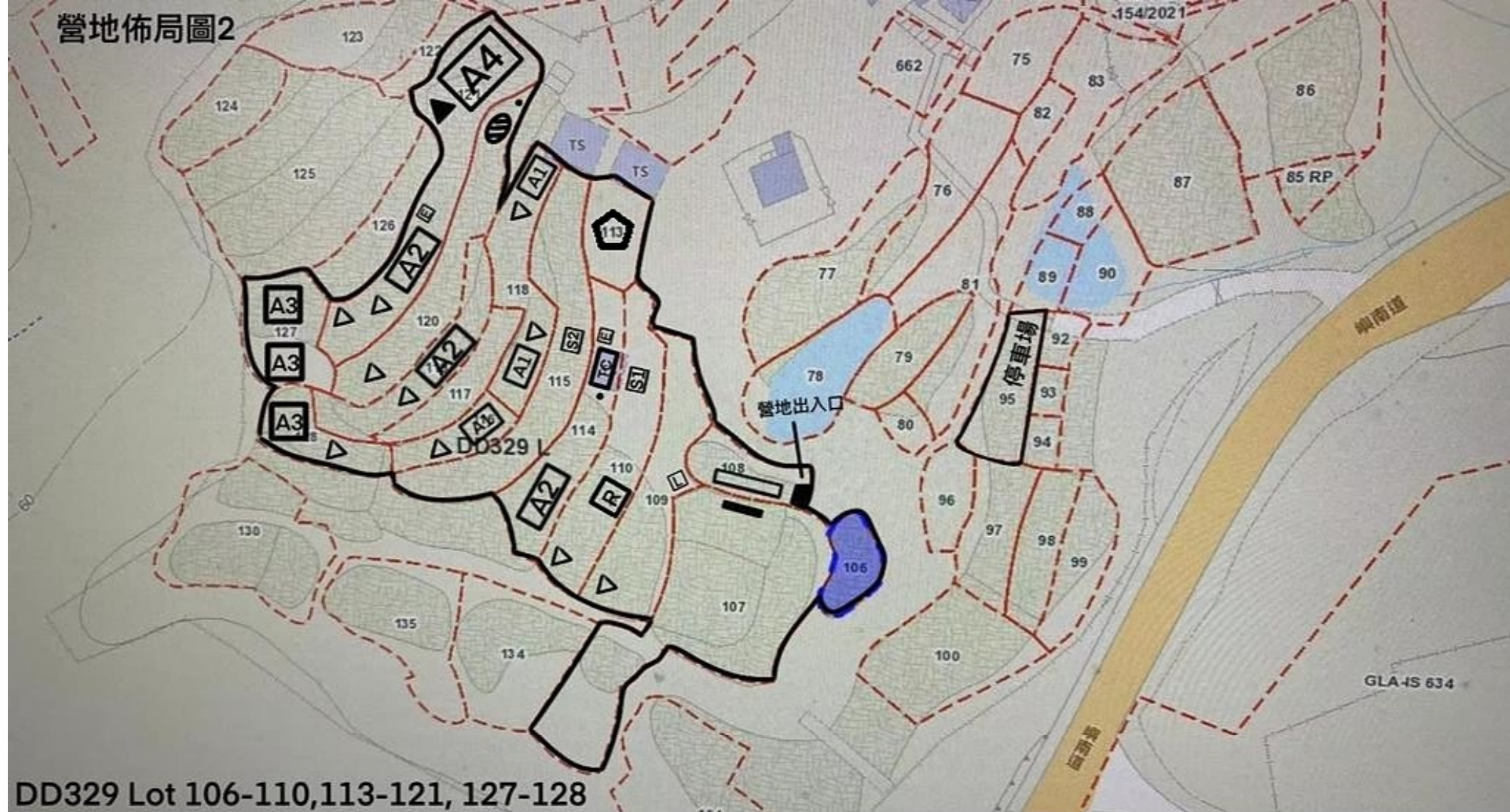


DD329 Lot 95,106-110,113-121, 127-128

	(可移動及拆卸) 涼棚 1.5(闊) x 5.53(長) x 5.53((高)		魚池 1.88(闊) x 4.95(長) x 0.69(高)	
	洗手盤A 1.5(闊) x 2(長) x 1(高)			
	洗手盤B 1.5(闊) x 2(長) x 1(高)			
	化糞池 2(闊) x 3(長) x 2(深)			



營地佈局圖2



DD329 Lot 106-110, 113-121, 127-128

<b>A1</b>	(可移動及拆卸) A1木地板連小型帳篷 4.01(闊) x 7.5(長) x 2.75(高)		(可移動及拆卸) 按摩浴缸連木地板 5.7(闊) x 4.19(長) x 1.01(高)	<b>TC</b>	洗手間 3.78(闊) x 6.16(長) x 2.8(高)
<b>A2</b>	(可移動及拆卸) A2木地板連大型帳篷 5(闊) x 10.95(長) x 3.5(高)		(可移動) 涼亭1 3.43(闊) x 3.5(長) x 3.24(高)	<b>L</b>	(可移動及拆卸) 儲存室 2.38(闊) x 3.93(長) x 2.5(高)
<b>A3</b>	(可移動及拆卸) A3木地板連全透明帳篷 5(闊) x 5.97(長) x 3.75(高)		(可移動) 涼亭2 3(闊) x 3(長) x 3.5(高)	<b>E</b>	電箱 0.56(闊) x 0.24(長) x 1.51(高)
<b>A4</b>	(可移動及拆卸) A4木地板連豪華帳篷 7(闊) x 7.51(長) x 3.5(高)	<b>R</b>	(可移動及拆卸) 接待處 4.51(闊) x 8(長) x 3.2(高)		(可移動) 鞭繩 2.1(闊) x 4.37(長) x 2.65(高)

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



**Fwd: 大嶼山貝澳大嶼山丈量約份第329約地段第95號、第106號至第110號、第113號至第121號和第127號至第128號 臨時度假營連附屬設施（為期7年）和相關挖土工程（化糞池）（申請編號A/SLC/183）**

09/10/2023 15:32

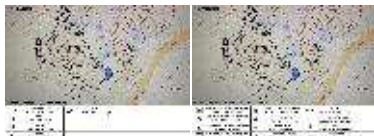
From:

Galaxy Garden星園 [REDACTED]

To:

Cc:

8 attachments



營地佈局圖1.jpg 營地佈局圖2.jpg 雨水渠位置圖和相片.jpg 營地樹木調查.jpg



20230926\_A\_SLC\_183 Dept Comment.pdf 回應相關政府部門的意見.rtf 營地樹木資料.xlsx 概念園境設計圖.pdf

我們於9月26日收到 規劃署城市設計及園境組總城市規劃師及渠務署香港及離島渠務部總工程師對於題述規劃申請的意見  
現付上 以上 部門 意見 的 回應和有關資訊

----- Forwarded message -----

From:

Date: Tue, Sep 26, 2023 at 4:33 PM

Subject: 大嶼山貝澳大嶼山丈量約份第329約地段第95號、第106號至第110號、第113號至第121號和第127號至第128號 臨時度假營連附屬設施（為期7年）和相關挖土工程（化糞池）（申請編號A/SLC/183）

To: Galaxy Garden星園 [REDACTED]

[REDACTED] :

附上規劃署城市設計及園境組總城市規劃師及渠務署香港及離島渠務部總工程師對於題述規劃申請的意見：

若你想回應部門意見，請於10月6日或之前提交進一步資料。若你有任何疑問，請聯絡本人。

規劃署

西貢及離島規劃處

電話：



回應規劃署城市設計及園境組總城市規劃師的意見:

1.

目前營地草地狀況良好且原生植物種類豐富，為了確保生態保育能夠有效實施，我們不會砍伐樹木，所有樹木均予以保留。保留原生植物和草地可以維持當地生態系統的完整性。這些植物可能是當地動物的棲息地、食物來源或遮蔽物，並且對於保持生態平衡至關重要，這樣能確保營地內外的動植物得到適當的保護和照顧，同時提供營友們與自然互動的機會。

附上(營地樹木調查)和(營地樹木資料)供參考。

2.

在營地的園林設計中，我們將充分考慮到營地內的動植物生態，以提供營友們觀察和拍攝它們活動的機會。為了保持開闊的景觀，我們將保留現有的樹木並配合它們進行營地設計。同時，我們將選擇原生植物來展現四季開花的景觀，同時照顧到小動物如蜜蜂、蝴蝶等的需求。

使用原生植物具有多重好處。首先，原生植物適應當地環境，更容易生存和繁衍，有助於維護生態平衡。這些植物能夠提供食物和棲息地給當地的動物種群，鼓勵生物多樣性。原生植物在不同季節都會開花，為營地增添色彩和美感。

除了原生植物，我們也可以選擇具有觀賞性的非原生植物，這些植物可以提供不同的色彩和花期，豐富營地的視覺效果。然而，在引進非原生植物時，我們將謹慎選擇，確保它們不會對當地生態系統造成負面影響。在保留原有植物和草地的同時，我們將通過定期修剪草地、清理乾枯的植物和防止外來物種的入侵，確保營地的整潔和植被的健康發展。

我們致力於設計一個與自然環境融合並尊重動植物生態的營地。透過選擇適應當地環境的原生植物和觀賞性的非原生植物，我們將為營友們提供愉悅的環境，同時保護和促進生態多樣性。

附上(概念園境設計圖)供參考。

3.

營地內設有 1 個化糞池，是收集洗手間和洗手盤所產生的廢水，將設立一個新的化糞池收集按摩浴缸所產生的廢水，並會定期(視乎營地使用情況)聘請合資格的污水處理公司將化糞池內的污水吸走，確保化糞池不會有滿溢或滲漏的情況。

附「營地布局圖」內表示化糞池其位置和面積。

回應渠務署香港及離島渠務部總工程師的意見:

我們了解到申請地點是一個大型排水集水區，鄰近營地北面有一條由政府興建的雨水渠，旨在排走集水區的水並收集地面逕流。這將有效地排走雨水，以避免北面高地地區的逕流流入營地。同時，我們確保營地覆蓋土地面積只有其中 6.7%使用水泥鋪地，以確保水分能夠自然滲透到地下。這使得雨水可以通過透水鋪面進入土壤層，從而減少水流積聚和表面積水的情況，同時促進土壤中的水分再循環。這種設計不僅提供了良好的栽培環境，讓植物根部獲得充足的氧氣和水分，還有助於保護土壤生物多樣性並促進生態系統的健康。

我們也希望強調，營地自 2019 年至今，我們已經成功地應對了多次惡劣天氣，包括黑色暴雨警告信號、八號烈風或暴風信號甚至十號颱風信號等。特別是在 2023 年的蘇拉-超強颱風期間，我們沒有發生過營地或鄰近土地的水浸問題。

我們將繼續努力確保營地設計和排水系統能夠有效應對各種天氣挑戰，並提供安全舒適的營地環境。

附上(雨水渠位置圖和相片)和相片供參考。

# Tree Survey Report

營地樹木位置圖

DD329 Lot 95,106-110,113-121, 127-128

DD329 Lot 95,106-110,113-121, 127-128

營地樹木資料




原生植物

	學名	名稱	高度		食材	藥用	觀賞	花期	果期
Z	<i>Microcos paniculata</i>	破布葉	約150cm-200cm			✓	✓	6~8月	8~10月
M	<i>Citrus maxima</i>	柚樹	約150cm-200cm		✓	✓	✓	4~5月	9~12月
Y	<i>emiliquidambar cathayensis</i>	半楓荷	約150cm-200cm			✓	✓	2~3月	9~12月
B	<i>Musa × paradisiaca</i>	香蕉樹	約200cm		✓				8-10月
D	<i>Dimocarpus longan</i>	龍眼樹	約250cm-450cm		✓	✓		1~4月	5~6月
W	<i>Mangifera indica</i>	芒果樹	約150cm-250cm		✓	✓		1~3月	4至8月



K	Litchi chinensis	荔枝樹	約250cm-400cm		✓	✓		3~4月	5~8月
*	Aquilaria sinensis	土沉香	約200cm			✓	✓	4~5月	5~7月
#	Ficus hispida	對葉榕	約200cm				✓	5~10月	5~10月
V	Psidium guajava	番石榴樹	約150cm-200cm		✓			4~7月	6~9月
U	Murraya paniculata	月橘	約150cm-250cm		✓	✓		4~9月	9~12月
J	Diospyros	柿樹	約150cm-200cm		✓			5~6月	9~10月



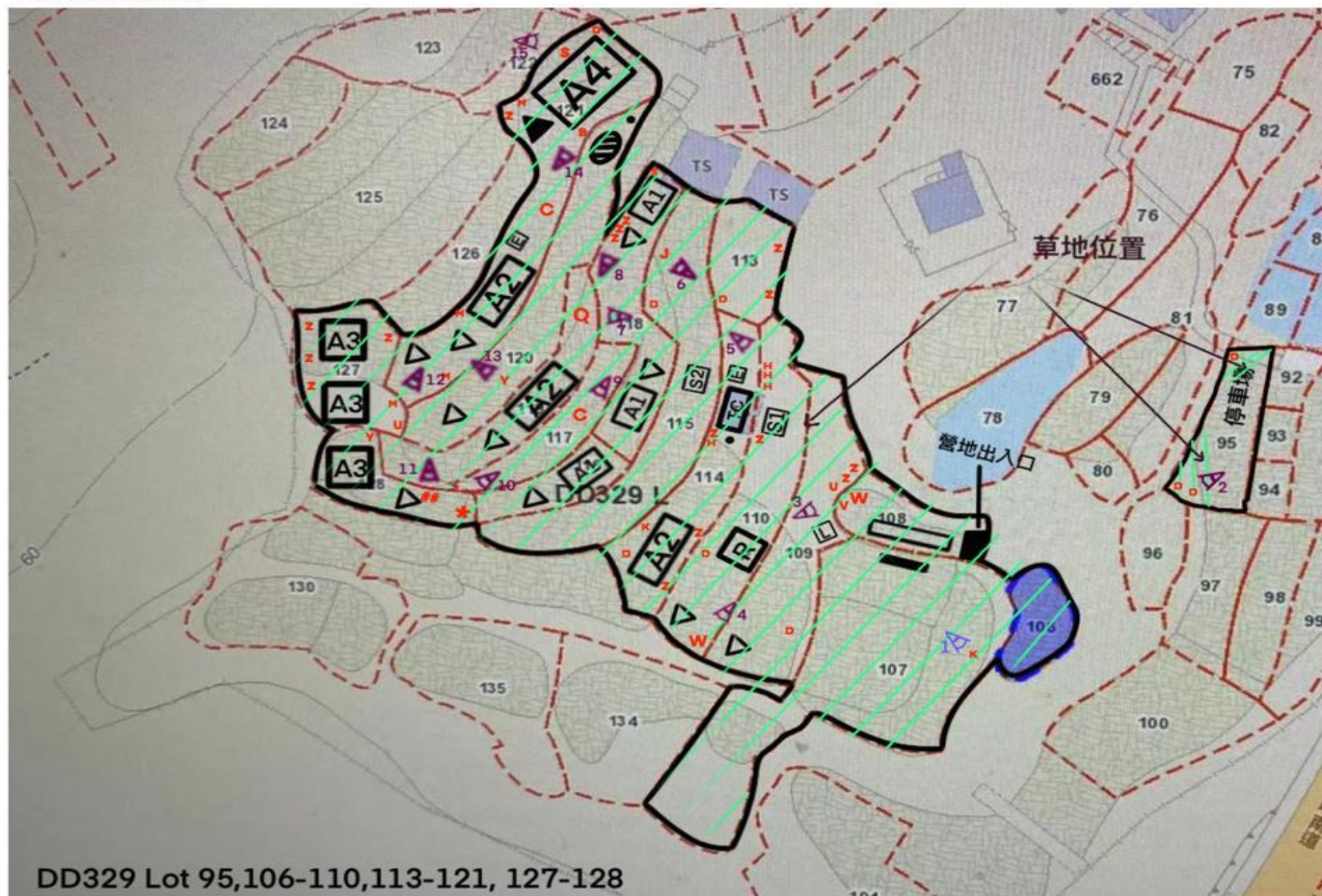
S	Averrhoa carambola	楊桃樹	約150cm-200cm		✓			7~9月	9~10月
Q	Ailanthus altissima	臭春樹	約500cm				✓	4~5月	8~10月
H	Verbena officinalis	馬鞭草	約100cm-200cm			✓	✓	6~7月	9~10月

非原生植物

	學名	名稱	高度		食材	藥用	觀賞	花期	果期
C	Acer	楓樹	約150cm-200cm				✓	4~5月	9~10月

# Landscape / Tree Preservation Proposal

概念園境設計圖



## Plants Proposal




### 原生植物

	學名	名稱	高度		食材	藥用	觀賞	花期	果期
Z	<i>Microcos paniculata</i>	破布葉	約150cm-200cm			✓	✓	6~8月	8~10月
M	<i>Citrus maxima</i>	柚樹	約150cm-200cm		✓	✓	✓	4~5月	9~12月
Y	<i>Semiliquidambar cathayensis</i>	半楓荷	約150cm-200cm			✓	✓	2~3月	9~12月
B	<i>Musa × paradisiaca</i>	香蕉樹	約200cm		✓				8~10月
D	<i>Dimocarpus longan</i>	龍眼樹	約250cm-450cm		✓	✓		1~4月	5~6月
W	<i>Mangifera indica</i>	芒果樹	約150cm-250cm		✓	✓		1~3月	4至8月



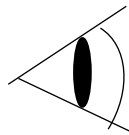
K	Litchi chinensis	荔枝樹	約250cm-400cm		✓	✓		3~4月	5~8月
*	Aquilaria sinensis	土沉香	約200cm			✓	✓	4~5月	5~7月
#	Ficus hispida	對葉榕	約200cm				✓	5~10月	5~10月
V	Psidium guajava	番石榴樹	約150cm-200cm		✓			4~7月	6~9月
U	Murraya paniculata	月橘	約150cm-250cm		✓	✓		4~9月	9~12月
J	Diospyros	柿樹	約150cm-200cm		✓			5~6月	9~10月



S	Averrhoa carambola	楊桃樹	約150cm-200cm		✓			7~9月	9~10月
Q	Ailanthus altissima	臭春樹	約500cm				✓	4~5月	8~10月
H	Verbena officinalis	馬鞭草	約100cm-200cm			✓	✓	6~7月	9~10月

非原生植物

	學名	名稱	高度		食材	藥用	觀賞	花期	果期
C	Acer	楓樹	約150cm-200cm				✓	4~5月	9~10月



1





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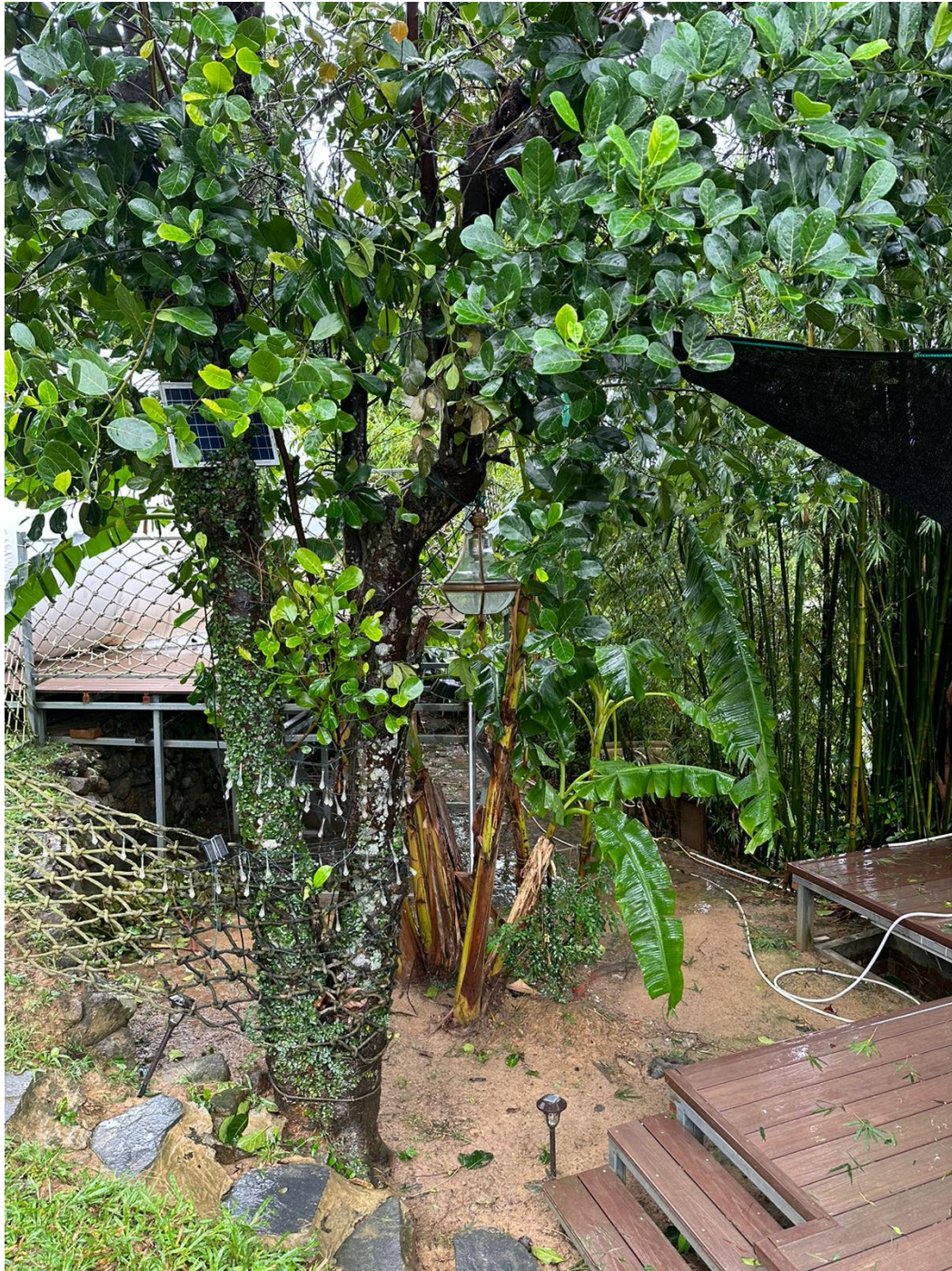
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15

# Site Layout Plan



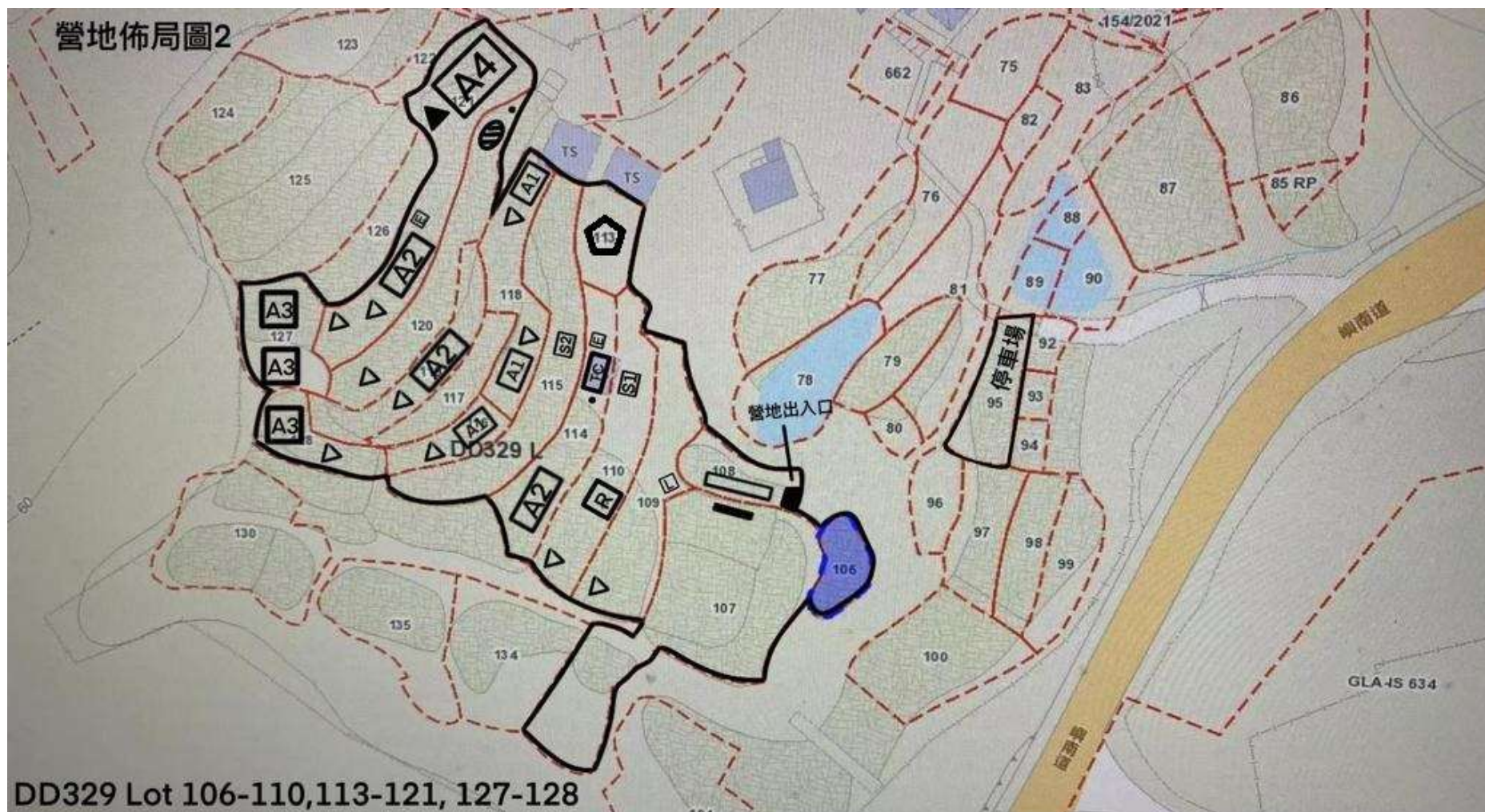
營地佈局圖1

DD329 Lot 95, 106-110, 113-121, 127-128

	(可移動及拆卸) 涼棚 1.5(闊) x 5.53(長) x 5.53(高)		魚池 1.88(闊) x 4.95(長) x 0.69(高)	
	洗手盤A 1.5(闊) x 2(長) x 1(高)			
	洗手盤B 1.5(闊) x 2(長) x 1(高)			
	化糞池 2(闊) x 3(長) x 2(深)			



營地佈局圖2



DD329 Lot 106-110,113-121, 127-128

<b>A1</b> (可移動及拆卸) A1木地板連小型帳篷 4.01(闊) x 7.5(長) x 2.75(高)	<b>TS</b> (可移動及拆卸) 按摩浴缸連木地板 5.7(闊) x 4.19(長) x 1.01(高)	<b>TC</b> 洗手間 3.78(闊) x 6.16(長) x 2.8(高)
<b>A2</b> (可移動及拆卸) A2木地板連大型帳篷 5(闊) x 10.95(長) x 3.5(高)	<b>▲</b> (可移動) 涼亭1 3.43(闊) x 3.5(長) x 3.24(高)	<b>L</b> (可移動及拆卸) 儲存室 2.38(闊) x 3.93(長) x 2.5(高)
<b>A3</b> (可移動及拆卸) A3木地板連全透明帳篷 5(闊) x 5.97(長) x 3.75(高)	<b>△</b> (可移動) 涼亭2 3(闊) x 3(長) x 3.5(高)	<b>E</b> 電箱 0.56(闊) x 0.24(長) x 1.51(高)
<b>A4</b> (可移動及拆卸) A4木地板連豪華帳篷 7(闊) x 7.51(長) x 3.5(高)	<b>R</b> (可移動及拆卸) 接待處 4.51(闊) x 8(長) x 3.2(高)	<b>—</b> (可移動) 鞦韆 2.1(闊) x 4.37(長) x 2.65(高)

# Drainage Plan



雨水渠位置圖和相片



## LOT INDEX PLAN

This plan is a copy of the lot index plan, which shows the approximate position of lot boundaries. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification when better lot boundary evidence becomes available.

本圖劃為地役索引圖的複印本，旨在指示地役界線的大約位置。本圖劃內的資料，必須經實地測量核實。在有較佳地役界線證據的情況下，地役索引圖可隨時被修改。



Plan produced by SMC, Lands Department.  
© Copyright reserved - Hong Kong Government

SCALE 1:1000

METRES 10 20 30 40 50 METRES

Locality : DD329 Lantau
Lot Index Plan No. : 14-NW-1A
District Survey Office : Islands
Date : 08 Sep 05
Reference No. :

雨水渠



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**Fwd: 大嶼山貝澳大嶼山丈量約份第329約地段第95號、第106號至第110號、第113號至第121號和第127號至第128號 臨時度假營連附屬設施（為期7年）和相關挖土工程（化糞池）（申請編號A/SLC/183）- 第二次進一步資料**  
09/11/2023 16:42

From: Galaxy Garden星園 [REDACTED]  
To: [REDACTED]  
Cc: [REDACTED]

History: This message has been forwarded.

附上根據相關政府部門對進一步資料的意見補充

[\\_排水建議及相片 .pdf](#)

[\\_根據相關政府部門對進一步資料的意見補充 .rtf](#)

[\\_概念園境設計圖 .jpg](#)

[\\_營地樹木調查 .jpg](#)

----- Forwarded message -----

From: [REDACTED]  
Date: Mon, Oct 30, 2023 at 11:51 AM  
Subject: 大嶼山貝澳大嶼山丈量約份第329約地段第95號、第106號至第110號、第113號至第121號和第127號至第128號 臨時度假營連附屬設施（為期7年）和相關挖土工程（化糞池）（申請編號A/SLC/183）- 第二次進一步資料  
To: Galaxy Garden星園 [REDACTED]

[REDACTED] :

附上規劃署城市設計及園境組總城市規劃師及渠務署香港及離島渠務部總工程師對於題述規劃申請的意見：

若你想回應部門意見，請於11月6日或之前提交進一步資料。若你有任何疑問，請聯絡本人。

規劃署  
西貢及離島規劃處  
[REDACTED]

電話：



20231030\_A\_SLC\_183 Dept Comment\_FI2.pdf



## 根據相關政府部門對進一步資料的意見作出補充

### 1. 回應有關規劃署城市設計及園境組總城市規劃師的意見：

#### 1. 就樹木調查報告內的營地樹木位置圖：

- 我們已修改了「營地樹木位置圖」和「營地樹木資料」，並補充了樹冠伸展範圍的相關資料。同時，我們完全保留了已標注的樹木。
- 營地南部的樹群已進行更新。雖然南部地段受到限制，一直以來都包含在租約範圍內，但我們僅使用該區域的部分空間。南部凹陷下去的一部分一直由場主自行打理。

#### 2. 於樹木調查報告內的營地樹木資料：

- 鑒於對於「營地樹木位置圖」1.(i) 和 1.(ii) 的意見，我們仔細檢視並在營地樹木資料中增加相應的資料。我們將附上修改後的「營地樹木位置圖」和「營地樹木資料」。
- 在確認申請地點內有稀有珍貴樹種-**土沉香**，已於列表中特別強調了相關資訊。

#### 3. 關於景觀/樹木保護方案內的概念園境設計圖：

在營地的概念園境設計中，我們除了保留原生植物外，也種植具有觀賞性和可食用性的非原生植物。這包括木瓜樹等品種。未來亦會引入咖啡樹，其他果樹等等。透過引入這些非原生植物，我們希望能夠為營地增添更多美感和多樣性，同時提供一些可供人們享用的自然資源。

附上「營地樹木位置圖」，「營地樹木資料」和「概念園境設計圖」。



## 2.回應有關渠務署香港及離島渠務部總工程師的意見:

營地位於高地地區，地勢較高，擁有足夠的坡度，確保自然地表徑流朝向低地流動。覆蓋土地面積僅有 6.7%使用水泥鋪地，水泥地的雨水會自然流向草地層，進入土壤，減少水流積聚和表面積水的情況，並促進土壤中的水分再循環。而政府興建的雨水渠位於營地北面，專門收集高地地面徑流，將雨水引導至排水出口。其設計和排水能力經過精心考慮，確保了水流的暢通和快速排出，防止水浸問題的發生。這個雨水渠的建造解決了排水問題，保證了排水系統的可靠性和效率。

另外，營地開業至今從未發生過任何水浸情況。這是由於我們成功實施了有效的防範措施，確保了水流的穩定和排水的通暢。我們明白惡劣天氣可能發生，即使在這種情況下，我們也已經做好了應對措施的準備。

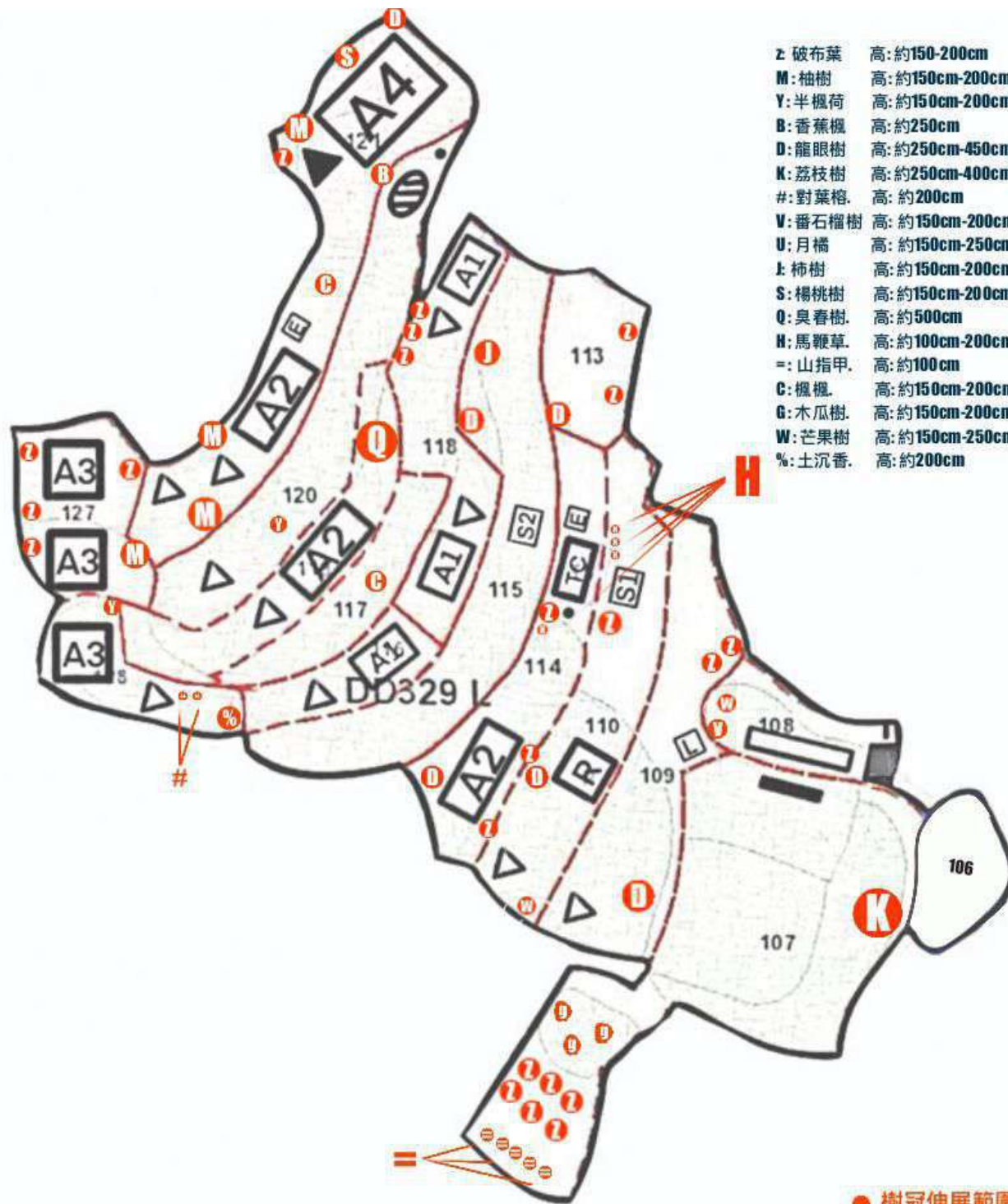
為了應對可能的水浸情況，我們已經準備了抽水機。這些抽水機可以迅速吸收和排除積水，以減少潛在的損害和不便。我們定期檢查和維護這些抽水機，確保它們在需要時能夠正常運作。此外，我們也有專門的團隊負責監測天氣預報，以提前做好應對措施，並及時通知營地內的人員和參與者。

我們深信，這些預防措施和應對準備將有助於我們應對任何可能出現的水浸情況。我們將繼續關注和改進我們的排水系統，確保其有效性和可靠性，以確保營地的安全和順利運營。

附上「排水建議及相片」。

# Tree Survey Report

營地樹木位置圖



- z: 破布葉 高: 約150-200cm
- M: 柚樹 高: 約150cm-200cm
- Y: 半楓荷 高: 約150cm-200cm
- B: 香蕉樹 高: 約250cm
- D: 龍眼樹 高: 約250cm-450cm
- K: 荔枝樹 高: 約250cm-400cm
- #: 對葉榕 高: 約200cm
- V: 番石榴樹 高: 約150cm-200cm
- U: 月橘 高: 約150cm-250cm
- J: 柿樹 高: 約150cm-200cm
- S: 楊桃樹 高: 約150cm-200cm
- Q: 臭春樹 高: 約500cm
- H: 馬鞭草 高: 約100cm-200cm
- =: 山指甲 高: 約100cm
- C: 檳榔 高: 約150cm-200cm
- G: 木瓜樹 高: 約150cm-200cm
- W: 芒果樹 高: 約150cm-250cm
- %: 土沉香 高: 約200cm

- : 約150cm-300cm 保留
- : 約200cm-400cm 保留
- : 約70cm-120cm 保留
- : 約140cm 保留
- : 約350cm-480cm 保留
- : 約520cm-720cm 保留
- : 約50cm 保留
- : 約100cm 保留
- : 約50cm 保留
- : 約250cm-290cm 保留
- : 約170cm-200cm 保留
- : 約360cm 保留
- : 約40cm-50cm 保留
- : 約50cm-60cm 保留
- : 約120cm 保留
- : 約80cm 保留
- : 約90cm 保留
- : 約180cm 保留



● 樹冠伸展範圍



# Landscape Proposal

# 概念園境設計圖

DD329 Lot 95, 106-110, 113-121, 127-128

## 營地樹木位置圖

●: 約150cm-300cm	保留
●: 約200cm-400cm	保留
●: 約70cm-120cm	保留
●: 約140cm	保留
●: 約350cm-480cm	保留
●: 約520cm-720cm	保留
●: 約50cm	保留
●: 約100cm	保留
●: 約50cm	保留
●: 約250cm-290cm	保留
●: 約170cm-200cm	保留
●: 約360cm	保留
●: 約40cm-50cm	保留
●: 約50cm-60cm	保留
●: 約120cm	保留
●: 約80cm	保留
●: 約90cm	保留
●: 約180cm	保留

## 現有植物:

z: 破布葉	高: 約150-200cm
M: 柚樹	高: 約150cm-200cm
Y: 半楓荷	高: 約150cm-200cm
B: 香蕉樹	高: 約250cm
D: 龍眼樹	高: 約250cm-450cm
K: 荔枝樹	高: 約250cm-400cm
#: 對葉榕	高: 約200cm
V: 番石榴樹	高: 約150cm-200cm
U: 月橘	高: 約150cm-250cm
L: 樟樹	高: 約150cm-200cm
S: 楊桃樹	高: 約150cm-200cm
Q: 臭春樹	高: 約500cm
H: 馬鞭草	高: 約100cm-200cm
=: 山指甲	高: 約100cm
C: 楓樹	高: 約150cm-200cm
G: 木瓜樹	高: 約150cm-200cm
W: 芒果樹	高: 約150cm-250cm
%: 土沉香	高: 約200cm

## 將會引入:

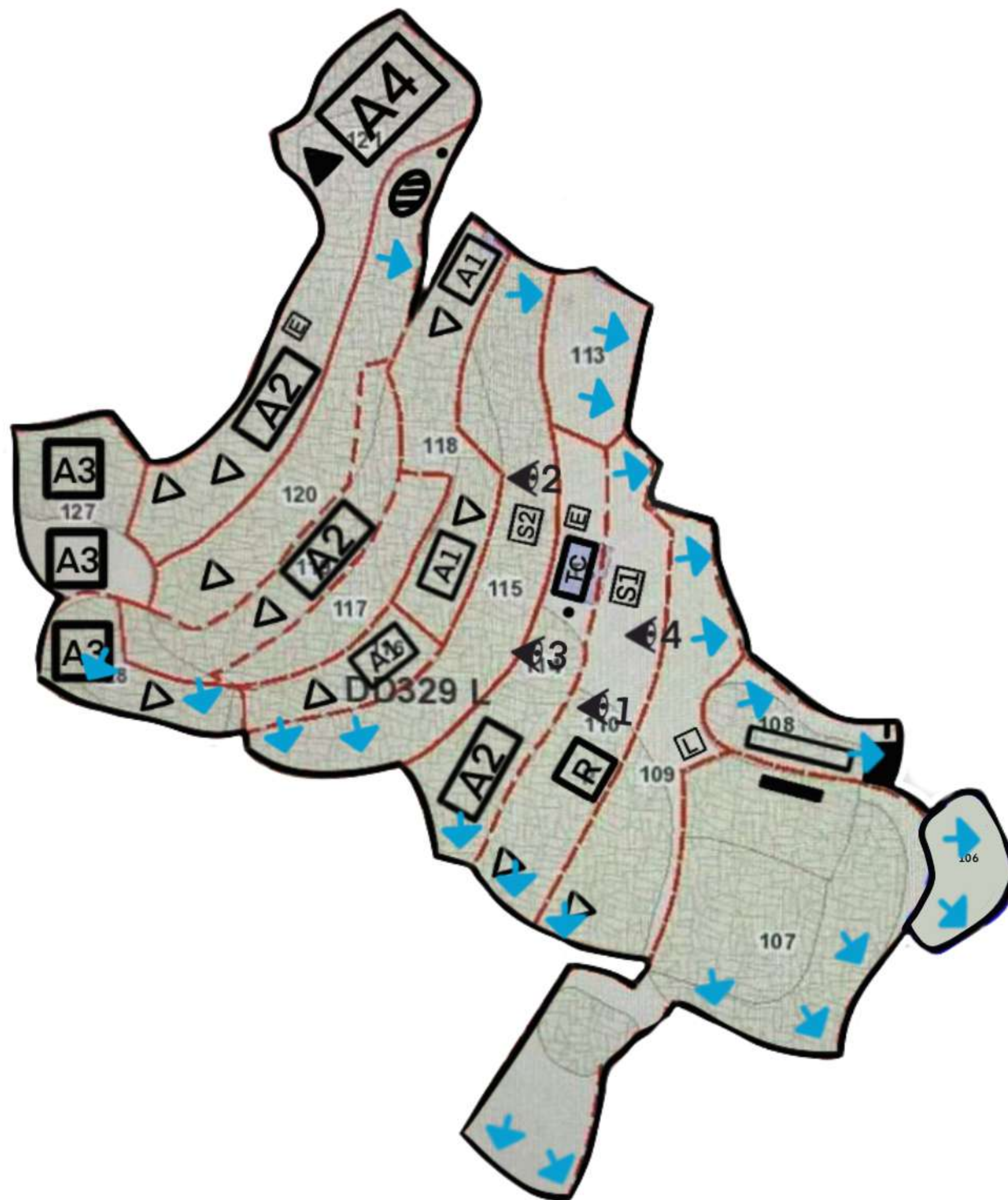
&: 咖啡樹  
B: 薄荷樹  
^: 薑仔



停車場  
95

# Drainage Plan





➡ : 水流方向













3







☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



**Re: 大嶼山貝澳大嶼山丈量約份第329約地段第95號、第106號至第110號、第113號至第121號和第127號至第128號 臨時度假營連附屬設施（為期7年）和相關挖土工程（化糞池）（申請編號A/SLC/183）- 第二次進一步資料**  
01/12/2023 16:04

From:

Galaxy Garden星園 [REDACTED]

To:

Cc:

History:

This message has been forwarded.

提交進一步資料解釋營地情況, 就以下2點供參考

1. 營地日間最多可容納92人，晚上最多僅保留46人過夜。
2. 位於洗手間旁的化糞池早於2022年9月前完工，並且不會進行擴建。而位於按摩池附近的化糞池將在獲得規劃申請完成後才進行興建。



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大嶼山貝澳大嶼山丈量約份第329約地段第95號、第106號至第110號、第113號至第121號和第127號至第128號 臨時度假營連附屬設施（為期7年）和相關挖土工程（化糞池）（申請編號A/SLC/183）- 第五次進一步資料  
07/12/2023 14:58

From:

Galaxy Garden星園

To:

Cc:

更正營地每日最多可以容納50人，包括員工人數是4人。而晚上，營地過夜訪客只保留不超過46人在營區。